



20654 Amherst Ct. Joliet, IL 60433  
 Office: 815.774.0036 Fax: 815.774.9860  
 E-mail: tstrange@cosgroveconstructioninc.com

## Proposal

<b>Date:</b> November 20, 2025	<b>Attn:</b> Napoleon Haney
<b>Project Name:</b> Homewood Performing Arts Center	<b>Phone:</b> 708-206-3376
<b>Location:</b> 2020 Chestnut Road Homewood, IL 60430	<b>Fax:</b>
<b>Submitted to:</b> The Village of Homewood 2020 Chestnut Road Homewood, IL 60430	<b>E-mail:</b> nhaney@homewoodil.gov
<b>Customer Reference #</b>	

<b>Qualifications:</b>	
<p>Construction manager as constructor:            Below is the scope of construction management services that are proposed for the renovation of the Homewood Performing Arts Center. These services will be included in the final GMP contract and are currently included in the preliminary budget dated 10/8/2025. Our site supervision is currently estimated for three months of construction. We will coordinate the preconstruction procurement process so that material is available at the start of construction to expedite the time on site. The costs and schedule will be negotiated and included in a A133 contract once bids have been received and the costs reviewed with the Village staff.</p>	
<b>Preconstruction construction management and bidding management</b>	
<ul style="list-style-type: none"> <li>○ <u>Items:</u></li> <li>○ Project scheduling</li> <li>○ Budgeting, identification of long lead time items, recruitment of subcontractors to meet grant requirements</li> <li>○ Bidding management services, development of bid packages, facilitate public bidding process, contract review, contract execution. All estimates, budgets and bids will be open book available to the Owner at any time.</li> </ul>	
Costs	\$5,000.00
<b>Construction services</b>	
<ul style="list-style-type: none"> <li>○ <u>Items:</u></li> <li>○ Provide onsite construction supervision and coordination, conducting all jobsite construction meetings. On site construction supervision is priced for 3 months</li> <li>○ Providing cost accounting records, monthly pay applications, and change orders</li> <li>○ Preparing punch lists and managing correction of all punch list items</li> <li>○ Scheduling inspections by authorities having jurisdiction of the project</li> <li>○ Coordinating general condition items</li> <li>○ Coordinating start up and training at the completion of construction</li> <li>○ Coordinating contractor warranty work as needed during the warranty period</li> </ul>	

# COSGROVE CONSTRUCTION INC

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<ul style="list-style-type: none"><li>○ This pricing is based on an estimated construction period of 3 months. Site supervision costs will be finalized during the remaining design and bidding period and be adjusted accordingly to stay on budget.</li></ul>	
Costs	\$66,000.00
<b><u>Total Costs</u></b>	<b>\$71,000.00</b>

Authorized  
Signature:

  
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Troy Strange, Cosgrove Construction Inc.

Authorized  
Signature:

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Richard Hofeld, Village of Homewood